

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SW/S Black Rock Road, 870' SE *
of the c/l of Benson Mill Road * DEPUTY ZONING COMMISSIONER
(Between 3328 & 3423 Black Rock Road) *
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 96-72-SPH
Constantine & Nancy Chilimindris *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property located between 3328 and 3423 Black Rock Road in the vicinity of Piney Run in Reisterstown. The Petition was filed by the owners of the property, Constantine and Nancy Chilimindris. The Petitioners seek approval of a non-density transfer of 6.626 acres, more or less, zoned R.C. 2 and R.C. 4, for agricultural purposes, only. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Dr. Constantine Chilimindris, property owner, R. Bruce Doak, Professional Engineer, with Gerhold, Cross & Etzel, who prepared the site plan for this project. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 6.626 acres, more or less, split zoned R.C. 2 and R.C. 4, and is highlighted in blue on the site plan marked as Petitioner's Exhibit 1. This parcel is part of a larger tract of land comprised of 69.71 acres, more or less, located on the southwest side of Black Rock Road, approximately 870 feet southeast of Benson Mill Road. This larger tract of land is presently unimproved and is shown highlighted in yellow on the site

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

plan. Dr. Chilimindris is desirous of transferring 6.626 acres of his property to his adjacent neighbor, L. Myrton and Mary B. Gaines, for non-density purposes. Upon completion of this transfer, Dr. & Mrs. Chilimindris will own 63.08 acres.

Further testimony revealed that the subject transfer is for agricultural purposes, only, and will not result in any increase in density associated with Mr. & Mrs. Gaines' property.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be granted. It has been established that the 6.626 acres to be transferred are for agricultural purposes, only, and will not result in any increase in density. The relief requested meets the spirit and intent of the R.C.2 regulations and will not be detrimental to the public health, safety, and general welfare.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of October, 1995 that the Petition for Special Hearing seeking approval of a non-density transfer of 6.626 acres, more or less, zoned R.C. 2 and R.C. 4, for agricultural purposes, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:


1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

ORDER RECEIVED FOR FILING
Date 10/19/95
By [Signature]

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/19/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 19, 1995

Dr. & Mrs. Constantine Chilimindris
1003 Shawan Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
SW/S Black Rock Road, 870' SE of the c/l of Benson Mill Road
(Between 3328 & 3423 Black Rock Road)
5th Election District - 3rd Councilmanic District
Constantine & Nancy Chilimindris - Petitioners
Case No. 96-72-SPH

Dear Dr. & Mrs. Chilimindris:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bruce Doak, c/o Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286

People's Counsel

File

MICROFILMED





Petition for Special Hearing

96-72-SPH

to the Zoning Commissioner of Baltimore County

for the property located at Between #3329 & #3423 Black Rock Road
which is presently zoned RC 2 & RC 4

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-density transfer of a 6.626 acre, more or less, parcel of land to be used for agricultural purposes. On June 5, 1995 the Development Review Committee granted a general exemption under Section 26-170 of the Baltimore County Development Regulations (DRC No. 06055K)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Constantine Chilimindris

(Type or Print Name)

Signature

Nancy Chilimindris

(Type or Print Name)

Signature

1003 Shawan Road

Address

584-2731

Phone No.

Cockeysville

City

MD

State

21030

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Bruce E. Doak, Surveyor

Name

Suite 100

320 E. Towsontown Blvd. 21286 823-4470

Address

Phone No.

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

8/15/95

ORDER RECEIVED FOR FILING

Date

BY

MICROFILMED



GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

#68

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

96-72-SPH

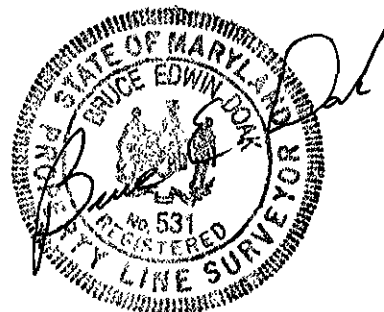
August 8, 1995

**Zoning Description of 6.626 Acre, More or Less
Non-Density Transfer Parcel of Land**

Beginning at a point which is 870 feet, more or less, Southeasterly along the center of Black Rock Road from the center of Benson Mill Road and South 35 degrees 27 minutes 57 seconds West 987 feet from the center of Black Rock Road, thence running for the lines of the 6.626 Acre, more or less, parcel 1) South 49 degrees 36 minutes 51 seconds East 339.04 feet, 2) South 56 degrees 49 minutes 27 seconds West 157.90 feet, 3) South 60 degrees 45 minutes 39 seconds West 378.52 feet, 4) South 40 degrees 55 minutes 22 seconds West 360.78 feet, 5) South 40 degrees 04 minutes 47 seconds West 335.58 feet, 6) North 48 degrees 27 minutes 38 seconds West 337.40 feet, 7) North 46 degrees 13 minutes 35 seconds West 51.55 feet, 8) North 63 degrees 03 minutes 30 seconds East 710.98 feet and 9) North 35 degrees 27 minutes 57 seconds East 538.73 feet.

Containing 6.626 Acres, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-72-87H

5th _____
Date of Posting: 9/15/95
for: Special Hearing
ner: Constantino & Nancy Chiliminis
n of property: Between 3329 & 3473 Bluff Rock Rd
n of Sign: Facing road way on property being zoned
s: _____
by: M. M. M. _____
Signature
Date of return: 9/22/95
of Sign: _____

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-72-8PH
(Item 68)
between 3329/3423 Black Rock Road
SW/2 Black Rock Road, 870
8621/7118 Old Court Road
8th Election District
3rd Councilman's District

Legal Description
Constantina and Nancy
Chilimnaris
Hearing: Monday,
October 2, 1995 at 2:00 p.m. in
Rm. 118, Old Courthouse.

Special Hearing to approve a
non-density transfer of 6.626
acre, more or less, parcel of
land to be used for agricultural
purposes.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible for special
accommodations. Please Call
887-3353.

(2) For information concerning
the file and/or hearing, please
call 887-3391.
9/11/95 Sept. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004860

DATE 8/16/95 ACCOUNT 01-615

Item: CS

Taxes: 250K

AMOUNT \$ 85.05

7329 Black Rock Rd

RECEIVED
FROM:

C P Chulimindas -
030- Sp Hwy. Dis - \$ 50.05
080- Sign. Conty - \$ 35.00
\$ 85.05

FOR:

96-72-SPH

0200280148MTCRC
BA 0009157AM08-16-95

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management

#68



11 West Chesapeake Avenue
Pawson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 68

Petitioner: Constantine & Nancy Chilimindris

Location: Between #3329 & 3423 Black Rock Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Constantine & Nancy Chilimindris

ADDRESS: 1003 Shawan Road

Cockeysville, Maryland 21030

PHONE NUMBER: (410) 584-2731

AJ:ggs

MICROFILMED

(Revised 04/09/93)



TO: PUTUMENT PUBLISHING COMPANY
September 14, 1995 Issue - Jeffersonian

Please forward billing to:

Constantine and Nancy Chilimindris
1003 Shawan Road
Cockeysville MD 21030
584-2731

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-72-SPH (Item 68)
between 3329/3423 Black Rock Road
SW/S Black Rock Road, 870' SE of c/l Benson Mill Road
5th Election District - 3rd Councilmanic
Legal Owner: Constantine and Nancy Chilimindris
HEARING: MONDAY, OCTOBER 2, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density transfer of 6.626 acre, more or less, parcel of land to be used for agricultural purposes.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

96-72-SPH



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified hereinin Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-72-SPH (Item 68)
between 3329/3423 Black Rock Road
SW/S Black Rodk Road, 870' SE of c/l Benson Mill Road
5th Election District - 3rd Councilmanic
Legal Owner: Constantine and Nancy Chilimindris
HEARING: MONDAY, OCTOBER 2, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density transfer of 6.626 acre, more or less, parcel of land to be used for agricultural purposes.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Constantine and Nancy Chilimindris
Bruce E. Doak

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 28, 1995

Constantine Chilimindris
Nancy Chilimindris
1003 Shawan Road
Cockeysville, Maryland 21030

RE: Item No.: 68
Case No.: 96-72-SPH
Petitioner: C. Chilimindris, et ux

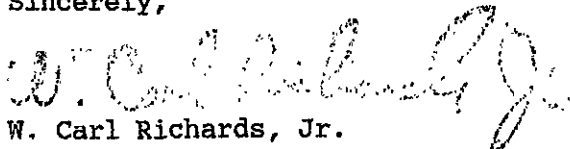
Dear Mr. and Mrs. Chilimindris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

NOT RECORDED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 8/28/95

DATE: 8/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

65
66
67
68
72
74
78
79
x

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Sub Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, //
74, 75, 77, 79 & 80.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

SEP 5 1995

ZADM





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 068 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERHOLD, CROSS & ETZEL, LTD

320 E TOWSONTOWN BLVD TOWSON MD 21286

Constantino P Chilimindis

1003 Shawan Rd, Cockeysville

THIS DEED, made this 28TH day of October, 1991, by and between CHESAPEAKE EQUITY ORGANIZATION, INC., a Maryland corporation, "Grantor", and CONSTANTINE CHILIMINDRIS and NANCY CHILIMINDRIS, his wife, "Grantees".

WITNESSETH that in consideration of the sum of THREE HUNDRED SIXTY THOUSAND DOLLARS (\$360,000.00), receipt of which is hereby acknowledged, the said Grantor does grant and convey to the said Grantees, as tenants by the entireties, their assigns, the survivor of them, the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

SEE "SCHEDULE A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantees, their assigns, the survivor of them, the survivor's personal representatives and assigns, forever in fee simple.

GRANTOR COVENANTS AND AGREES to provide Grantees, their personal representatives and assigns, with a road with a minimum eight inch stone base, and a maximum width of fourteen feet to be located along the Right of Way described in a Deed of Easement between Grantor and James Henderson Dorsey and wife, dated April 9, 1990 and recorded in Liber SM No. 8694, folio 162, etc. which road shall be provided within one year from the date of this Deed. Grantees shall have reasonable approval of driveway placement prior to installation of the road.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

10-30-91

RECORDED
NOTARIAL

RECEIVED

03A02#0166TLTRTX 9, \$5,760.00
BA C003:43PM10-30-91

GRANTOR FURTHER COVENANTS AND AGREES to provide to Grantees, free of cost, utility service for electric and telephone to the building area of the land described in Schedule A where it most closely borders on Black Pine Road.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the seal of the said Grantor by William Boucher, III, President, the day and year first above written:

ATTEST/WITNESS:

CHESAPEAKE EQUITY ORGANIZATION, INC.

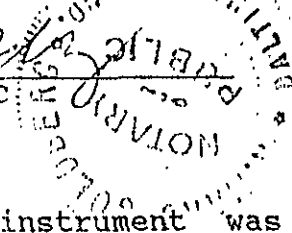
William Boucher, III

By: *William Boucher, III* (SEAL)
William Boucher, III, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

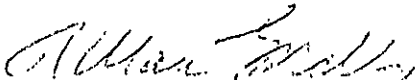
I HEREBY CERTIFY, that on this 28th day of October, 1991, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared William Boucher, III, who acknowledged himself to be the President of Chesapeake Equity Organization, Inc., a Maryland corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as the duly authorized President of said corporation, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the proeprty and assets of the Corporation.

IN WITNESS WHEREOF I hereunto set my hand and official seal.


NOTARY PUBLIC

My Commission expires: 11-1-92

THIS IS TO CERTIFY that the within instrument was prepared by the undersigned, an attorney duly admitted to practice law before the Court of Appeals of Maryland.


R. MARC GOLDBERG, Attorney

D450-919-D

RETURN TO:
RIDGE TITLE COMPANY, INC.
19 E. Fayette St., Suite 404
Baltimore, Md. 21202

A RC/F	31.00
A T TX	1800.00
A DOCS	1800.00
AC INP	5.00
DEED	0 #
SM CLERK	3636.00

#97147 C003 R01 T08:3E
10/31/91

PHILIP K. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON
DAVID E. RANSOME

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD

September 30, 1991

TRACT 1
Agricultural Parcel

All that piece or parcel of land situate, lying, and being in the Fifth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a stone marked I, heretofore set at the beginning of the nineteenth or South 12 degrees 12 minutes 00 seconds West 726.81 foot line of a 145.753 Acre parcel of land designated Lot 3 and described in a deed dated January 5, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8075 folio 87 which was conveyed by H. Stokes Lott, III to Chesapeake Equity Organization, Inc. and running thence with and binding on said nineteenth line as the courses are referred to the Baltimore County Grid Meridian, South 12 degrees 15 minutes 55 seconds West 726.50 feet to a pipe heretofore set near a stream, thence leaving said outlines and running for lines of division now made along the 1988 zoning line between R.C.2 and R.C. 4, the two following courses and distances viz: ② South 17 degrees 49 minutes 17 seconds West 808.91 feet to a pipe now set and ③ North 68 degrees 53 minutes 01 seconds West 1404.08 feet to a pipe now set in the seventh or North 25 degrees 19 minutes 41 seconds East 260.66 foot line of said parcel of land designated Lot 3, thence running with and binding on a part of said seventh line and on the eighth to thirteenth lines inclusive the seven following courses and distances viz: ④ North 25 degrees 23 minutes 46 seconds East 95.00 feet to a pipe heretofore set, ⑤ North 36 degrees 59 minutes 42 seconds East 234.39 feet to a pipe heretofore set, ⑥ North 36 degrees 17 minutes 43 seconds East 249.24 feet to a pipe heretofore set, ⑦ North 35 degrees 11 minutes 14 seconds East 357.25 feet to a pipe heretofore set, ⑧ North 40 degrees 20 minutes 11 seconds East 193.42 feet to a pipe heretofore set, ⑨ North 39 degrees 55 minutes 01 seconds East 264.49 feet to a pipe heretofore set and ⑩ North 48 degrees 27 minutes 38 seconds West 193.97 feet to the end of said thirteenth line and to the beginning of the eighth or North 48 degrees 31 minutes 13 seconds West 228.63 foot line of a parcel of land designated Lot 1 containing 39.33 Acres of land and described in said deed from Lott to Chesapeake Equity Organization, Inc., thence running with and binding on said eighth line and on a part of the ninth line of said Lot 1, the two following courses and distances viz: ⑪ North 48 degrees 27 minutes 38 seconds West 228.45 feet to a pipe heretofore set and ⑫ North 46 degrees 13 minutes 35 seconds West 51.56 feet to a pipe now set at the end of the fourth or North 62 degrees 57 minutes 56 seconds East 711.19 foot line of a parcel of land designated "Adjusted Lot 1" containing 24.167 Acres of land and described in a deed dated April 10, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8505 folio 386 which was conveyed by Chesapeake Equities Organization, Inc. to L. Myrton Gaines and wife, thence binding reversely on said fourth line, ⑬ North 63 degrees 03 minutes 30 seconds East 710.94 feet to an old pipe heretofore set in a field and at the end of the first or South 35 degrees 23 minutes 12 seconds West 1525.71 foot line of the parcel of land designated

LIBER 8957 PAGE 083

PHILIP K. CROSS

JOHN F. ETZEL

WILLIAM G. ULRICH

GORDON T. LANGDON

DAVID E. RANSOME

GERHOLD, CROSS & ETZEL

Registered Professional Land Surveyors

412 DELAWARE AVENUE

TOWSON, MARYLAND 21204

823-4470

EMERITUS

PAUL G. DOLLENBERG

FRED H. DOLLENBERG

CARL L. GERHOLD

TRACT 1

Agricultural Parcel

(continued)

Lot 2, containing 4.11 Acres and described in the said deed from Chesapeake Equities Organization, Inc. to Gaines, said old pipe also being at the beginning of the fourth or North 35 degrees 23 minutes 12 seconds East 1525.71 foot line of the aforesaid "Lot 1" containing 39.33 Acres in the deed from Lott to Chesapeake Equity Organization, Inc., thence running with and binding on said fourth line and binding reversely on the last mentioned first line, North 35 degrees 27 minutes 57 seconds East 1525.59 feet to a point in the bed of Black Rock Road, thence running with and binding on the fifth and sixth lines of said "Lot 1" and binding within the right of way lines of Black Rock Road the two following courses and distances viz: South 17 degrees 21 minutes 19 seconds East 625.80 feet and South 39 degrees 01 minutes 49 seconds East 54.11 feet to the end of said sixth line and to the beginning of the fifteenth or S. 39 degrees 07 minutes East 85.12 foot line of the aforesaid Lot 3 containing 145.753 Acres and described in the deed from Lott to Chesapeake Equity Organization, Inc., thence running with and binding on a part of said fifteenth line and binding on or near the southwest right of way line of Black Rock Road, South 39 degrees 01 minutes 49 seconds East 65.09 feet to a pipe heretofore set at the end of the seventh or North 53 degrees 55 minutes 00 seconds East 583.13 foot line of a parcel of land which by a deed dated October 11, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8410 folio 834 was conveyed by Chesapeake Equity Organization, Inc. to H. Stokes Lott, III and wife, thence leaving said Black Rock Road and binding reversely on the said seventh line and reversely on the sixth, fifth, and fourth lines of said last mentioned parcel of land the four following courses and distances viz: South 53 degrees 59 minutes 56 seconds West, binding in or near an existing stone road, 583.27 feet to a pipe heretofore set, North 54 degrees 34 minutes 15 seconds West 15.85 feet to a pipe heretofore set, South 53 degrees 59 minutes 43 seconds West 331.98 feet to a pipe heretofore set, and South 54 degrees 29 minutes 58 seconds East 719.94 feet to a pipe set in the eighteenth or South 44 degrees 22 minutes 10 seconds West 858.83 foot line of the aforesaid 145.753 Acre parcel of land designated Lot 3 and described in the deed from Lott to Chesapeake Equity Organization, Inc., distant South 44 degrees 27 minutes 42 seconds West 318.73, measured along said eighteenth line from a stone marked "D" heretofore set at the beginning of said line and thence running with and binding on a part of said eighteenth line, South 44 degrees 27 minutes 42 seconds West 540.30 feet to the place of beginning.

Containing 69.71 Acres of land more or less.

Being a part of Lot 1, containing 39.33 Acres of land and part of Lot 3, containing 145.753 Acres, which parcels were conveyed by a deed dated January 5, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. 8075 folio 87 from H. Stokes Lott, III to Chesapeake Equity Organization, Inc.

Subject to and together with the right and use thereof in common with others entitled thereto of a private right of way easement, 50 feet

PHILIP K. GROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON
DAVID E. RANSONE

LIBER 8957 PAGE 84
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD

TRACT 1
Agricultural Parcel
(continued)

wide heretofore laid out and described in a Deed of Easement dated April 9, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8694 folio 162 by and between Chesapeake Equity Organization, Inc. and James Henderson Dorsey and wife.

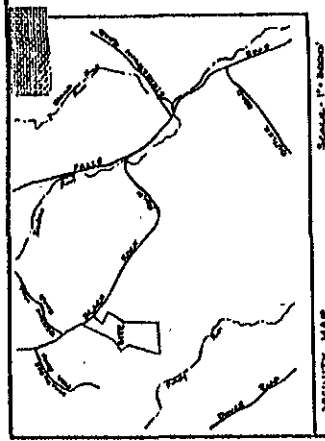
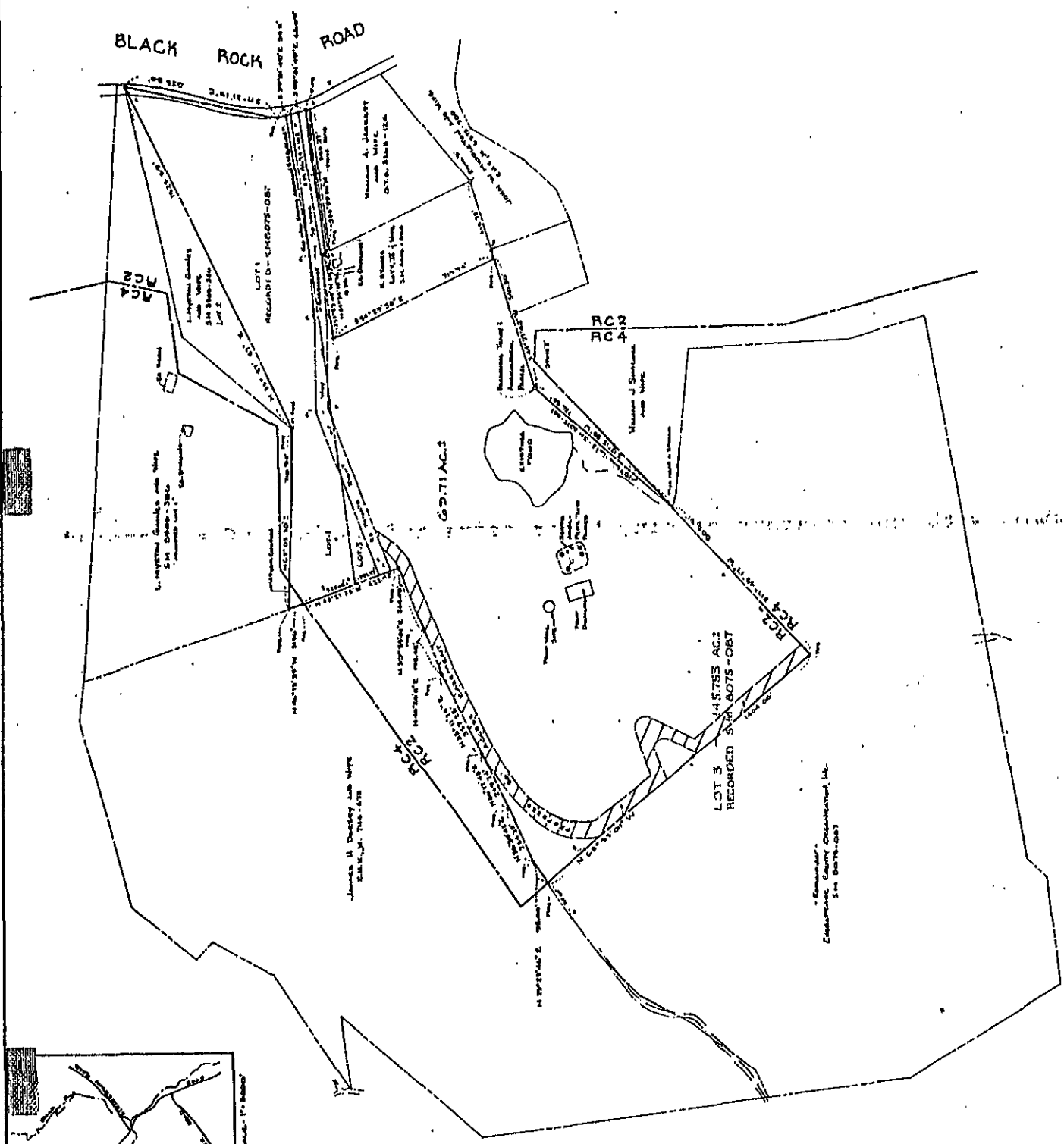
See also Right of Way Sharing Agreement dated December 8, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8694 folio 168 by and between James Henderson Dorsey and wife and Chesapeake Equity Organization, Inc.

Also subject to and together with others entitled thereto of the right to use the existing stone road (farm road) leading from Black Rock Road in a southwesterly direction to the existing dwelling located on the herein mentioned parcel of land which was conveyed by Chesapeake Equity Organization, Inc. to H. Stokes Lott, III and wife by a deed dated October 11, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8410 folio 834.

Also subject to and together with the right and use thereof in common with the grantors herein, their heirs and assigns of a proposed 50 foot access easement for ingress, egress and utilities to be laid out, the beginning of said proposed 50 foot access easement running from a point at or near the southwest corner of the private right of way easement, 50 feet wide, heretofore laid out in the aforesaid deed S.M. 8694 folio 162, in a southerly, southwesterly, and southeasterly direction along or near the outlines of the parcel of land herein described containing .69.71 Acres, to the remaining lands of the grantor herein.

PLAT SHOWING
SURVEY OF
TRACT 1
AGRICULTURAL PARCEL
OF LAND
CONTAINING 68.71 AC.
TO BE CONVEYED BY
CHESAPEAKE EQUITY ORGANIZATION, INC.
LOCATED
5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE 1"=200'
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
(501) 329-4470



App. H- 114401

This Deed, Made this 10th day of APRIL, in the year one thousand nine hundred and ninety, by and between CHESAPEAKE EQUITIES ORGANIZATION, INC.

a body corporate of the State of Maryland party, of the first part, Grantor, and L. MYRTON GAINES and MARY B. GAINES his wife party of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS \$725,000.00.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs personal representatives and assigns, in fee simple.

all that(those) lot(s) of ground situate in BALTIMORE COUNTY in the State of Maryland, and described as follows, that is to say:
(See Exhibit A Attached)

L. Myrton Gaines and Mary B. Gaines, his wife, Grantees in the within Deed hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by them.

L. Myrton Gaines
L. MYRTON GAINES
Mary B. Gaines
MARY B. GAINES

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT
SIGNATURE [Signature] DATE 5-14-90

C RC/F 19.00
C T TX 3475.00
C DOCS 3625.00
DEED 0 #
SH CLERK 7119.00
#79240 C001 R02 T10:2
06/13/90

RECEIVED FOR TRANSFER
State of Maryland
Assessor
for Baltimore County
APR 30 1990

PETITIONER'S
EXHIBIT 3B

1625
3475
19

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lots(s) of ground and premises, unto and to the use of the said Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

And the said Grantor covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof, the said Grantor has caused its corporate seal to be hereto affixed, and its Vice-President to set his hand hereto.

WITNESS:

CHESAPEAKE EQUITIES ORGANIZATION, INC.

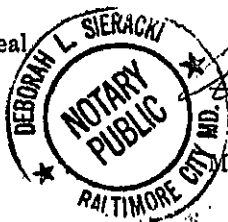
BY W. B. Baule, Jr. (Seal)
Vice President

State of Maryland.

, TO WIT:

I HEREBY CERTIFY, that on this 10th day of APRIL, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared W. B. Baule, Jr., who acknowledged himself to be the Vice-President of the Grantor Corporation, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as Vice-President, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor Corporation.

WITNESS: my hand and Notarial Seal



Deborah L. Sieracki
Notary Public
My Commission expires: July 1, 1990

EXHIBIT 'A'

ADJUSTED LOT 1:

All that piece or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point situate on the east side of Black Rock Road and at the beginning of a parcel of land designated Lot 1 containing 39.33 Acres and described in a deed dated January 5, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8075 Folio 87 which was conveyed by H. Stokes Lott, III to Chesapeake Equity Organization, Inc. and running thence with and binding on the first line of said parcel of land and binding in the bed of Black Rock Road, as the courses are referred to the true meridian, South 14 degrees 29 minutes 30 seconds East 34.16 feet to a point in said road and to the beginning of a parcel of land designated Lot 2 containing 4.11 Acres and described in the aforesaid deed, thence leaving said road and binding reversely on the last and second lines of said Lot 2 and running with and binding on the second and third lines of said first mentioned parcel of land designated Lot 1, the two following courses and distances viz:²South 48 degrees 39 minutes 45 seconds West 1021.20 feet and³South 11 degrees 35 minutes 27 seconds West 581.21 feet to an old pipe in a field heretofore set at the end of said third line and at the beginning of the fourth or South 71 degrees 29 minutes 42 seconds West 644.83 foot line of a parcel of land firstly described in a deed dated March 14, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 7114 Folio 576 which was conveyed by Arthur L. Shreve III and wife to H. Stokes Lott III; thence running for a line of division through said Lot 1, containing 39.33 Acres and binding for a part on said fourth line,⁴South 62 degrees 57 minutes 56 seconds West 711.19 feet to intersect the ninth or North 46 degrees 17 minutes 10 seconds West 163.09 foot line of said Lot 1 at a point distant North 46 degrees 17 minutes 10 seconds West 51.56 feet from a pipe heretofore set at the beginning thereof and thence running with and binding on a part of said ninth line and running with and binding on the tenth, eleventh, twelfth, thirteenth, fourteenth, fifteenth and last lines of said Lot 1 which was conveyed by Lott to Chesapeake Equity Organization, Inc. the eight following courses and distances viz:
 5 North 46 degrees 17 minutes 10 seconds West 111.53 feet to a pipe,⁶North 47 degrees 40 minutes 37 second West 195.47 feet to a pipe,⁷North 46 degrees 26 minutes 35 seconds West 287.94 feet to a pipe,⁸North 47 degrees 55 minutes 20 seconds West 149.95 feet to a pipe,⁹North 45 degrees 14 minutes 18 seconds West 126.38 feet to a pipe,¹⁰North 68 degrees 07 minutes 42 seconds East 55.58 feet to a concrete monument,
 11 North 65 degrees 04 minutes 26 seconds East 1,321.57 feet and North 64 degrees 30 minutes 26 seconds East 989.59 feet to the place of beginning.

Containing 24.167 Acres of land more or less.

Being part of a parcel of land firstly described and designated Lot 1 in a deed dated January 5, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8075 Folio 87 which was conveyed by H. Stokes Lott III to Chesapeake Equity Organization, Inc.

LOT 2:

All that piece or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the bed of Black Road Road at the beginning of a parcel of land designated Lot 2 containing 4.11 Acres and described in a deed dated January 5, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8075 Folio 87 which was conveyed by H. Stokes Lott III to Chesapeake Equity Organization, Inc., and thence leaving said road and running with and binding on the first line of said Lot 2 as the courses are referred to the true meridian, South 35 degrees 23 minutes 12 seconds West 1525.71 feet to an old pipe in a field and thence running with and binding on the second and last lines of Lot 2 and binding reversely on the third and second lines of a parcel of land designated Lot 1 containing 39.33 Acres and described in said deed from Lott to Chesapeake Equity Organization, Inc., to two following courses and distances viz: North 11 degrees 35 minutes 27 seconds East 581.21 feet and North 48 degrees 39 minutes 45 seconds East 1021.20 feet to the place of beginning.

Containing 4.11 Acres of land more or less.

Being all and the same parcel of land secondly described and designated Lot 2 in a deed dated January 5, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8075 Folio 87 which was conveyed by H. Stokes Lott III to Chesapeake Equity Organization, Inc.

Mail to
Chicago Title Ins.
100 St. Paul St.
21202

(3)

1-114401-05

AGREEMENT

THIS AGREEMENT made this 10th day of APRIL, 1990, by and between Chesapeake Equities Organization, Inc., hereinafter referred to as "Chesapeake" or "Seller" and L. Myrton Gaines, hereinafter referred to as "Gaines" or "Buyer".

WHEREAS, Chesapeake owns approximately 184 acres on the north or west side of Black Rock Road in the Fifth Election District of Baltimore County, and

WHEREAS, by Contract of Sale dated of even date herewith Gaines has agreed to purchase 28 acres more or less all as more clearly defined on a plat attached hereto and more fully identified as Lot 1, of Exhibit A and

WHEREAS, it was the condition precedent to the execution of this Agreement that the parties hereto execute the aforesaid Contract of Sale.

NOW, THEREFORE witnesseth in consideration of execution of this Agreement and other good and valuable considerations the receipt of which is hereby acknowledge the parties hereto agree as follows:

1. Chesapeake agrees the remaining parcel of land containing approximately 156 acres of land, more or less, as shown on the attached plat will not be subdivided into more than seven (7) other parcels, as more fully identified as Lots 2 through 8 of Exhibit A. Seller agrees to use its best efforts to obtain Baltimore County approval of Exhibit A. Buyer agrees to cooperate with Seller in this effort. Seller reserves the right to make reasonable adjustments in lot lines so long as the character of sub-division is not altered. In the event the above mentioned sub-division plan in not approved in a form similar to Exhibit A, Seller may elect to re-subdivide the property in accordance with Baltimore County Zoning and Subdivision Regulations. If it becomes necessary to re-subdivide the property as a result of the inability to have the subdivision shown as Exhibit A approved, Seller agrees to prohibit the construction of any residential dwellings in the cross-hatched area of Lot 2 as shown on Exhibit A unless otherwise agreed to by the owners of Lot 1. This restriction will survive closing and run with the land. The record plat and the Covenants and Restrictions for this property will reflect this Agreement. (This Exhibit A is similar to, but not identical to the plat attached to the Contract of Sale and identified as Addendum No. 1 to the aforesaid Contract of Sale.)

2. Parcel No. 2 containing 46 acres of land will be restricted to the placement of its residential building site on that portion of Lot No. 2 identified and colored in yellow on the attached Exhibit A.

RETURN TO:
CHICAGO TITLE II
COMPANY OF MARYLAND
110 ST. PAUL ST.
BALTIMORE, MD. 21202

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

RECEIVED FOR TRANSFER

State Department of
Agriculture & Forestry
Baltimore

TRANSFER TAX
Baltimore County
Baltimore

Date

200. 11-85 Agreement

27.00
0 #
27.00
NT9241 C001 R02 T10:25
06/13/90

MICROFILMED

3. Chesapeake agrees to construct its right of way for ingress and egress for Lots 3 through 8, on Lot 2 and located 20 feet from the common or southern boundary of Gaines' parcel, the approximate location of said drive is shown in green on the attached plat.

4. Chesapeake agrees to install no permanent advertising or subdivisions signs along Black Rock Road excluding only temporary real estate "for sale" signs indicating the availability of Lots 2 through 8.

5. Chesapeake agrees that no street lights will be installed along the right of way excluding such as might be required by Baltimore County.

6. Nothing in this Agreement shall be deemed to prevent Gaines from further subdivision of parcel 1 as allowed by the Baltimore County Zoning and Subdivision Regulations as they might be enacted from time to time.

7. Gaines agrees that he will grant and assign his density rights in that portion of Lot 1 as is contained in the RC2 Zone as required by Baltimore County in order to permit Seller to obtain a recorded subdivision plat of eight (8) residential density lots.

8. Item 1 through 7 hereof are deemed to be Restrictive Covenants on the further development of the 156 acre parcel owned by Chesapeake; to run with the land and not solely personal to the parties hereto; shall be in perpetuity and recorded among the Land Records of Baltimore County unless the terms hereof are incorporated in other Restrictive Covenants included in a subdivision of the parcel owned by Chesapeake.

9. Chesapeake hereby grants unto Gaines the right of first refusal to purchase that portion of Lot 2 as identified in pink on the attached exhibit, lying adjacent to the southern boundary of Gaines' property and along a portion of the northern boundary of the right of way or entry way to be constructed to serve Lots 3 through 8. Unless the Buyer exercises his right to purchase additional acreage, this right shall expire ten (10) days after Seller notifies Buyer in writing of Seller's receipt of an offer for Lot 2 which is acceptable to Seller. The purchase price for such parcel shall be established by Seller. This right of first refusal shall be renewed in the event such sale by Seller is not consummated. (This restriction to be personal to the parties hereto and not to run with the land.)

THIS AGREEMENT is to survive settlement and execution of a deed for the aforesaid 28 acre parcel identified as Lot 1 and not to merge in the deed.

This Agreement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hand and seal the day and year first above written.

ATTEST:

CHESAPEAKE EQUITIES
ORGANIZATION, INC.

[Signature]
ATTEST: *Ass't Sec.*

BY: *[Signature]* (SEAL)

BUYER:

[Signature] (SEAL)
L. MYRTON GAINES
Mary Beatrice Wash Jones

STATE OF MARYLAND
COUNTY OF BALTIMORE: to wit,

I HEREBY CERTIFY that on this 10th day of APRIL, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared a duly authorized officer of Chesapeake Equities Organization, Inc. and made oath in due form of law that he, as such officer is duly authorized to enter into this Agreement, that the statements are true and correct as therein stated, and acknowledged said Agreement to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

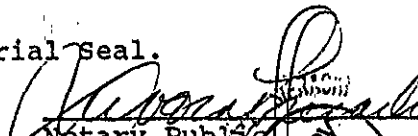
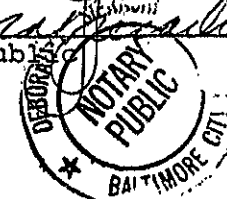
[Signature] (SEAL)
Notary Public
DEBORAH L. STEINBERG
BALTIMORE

My Commission Expires: July 1, 1990

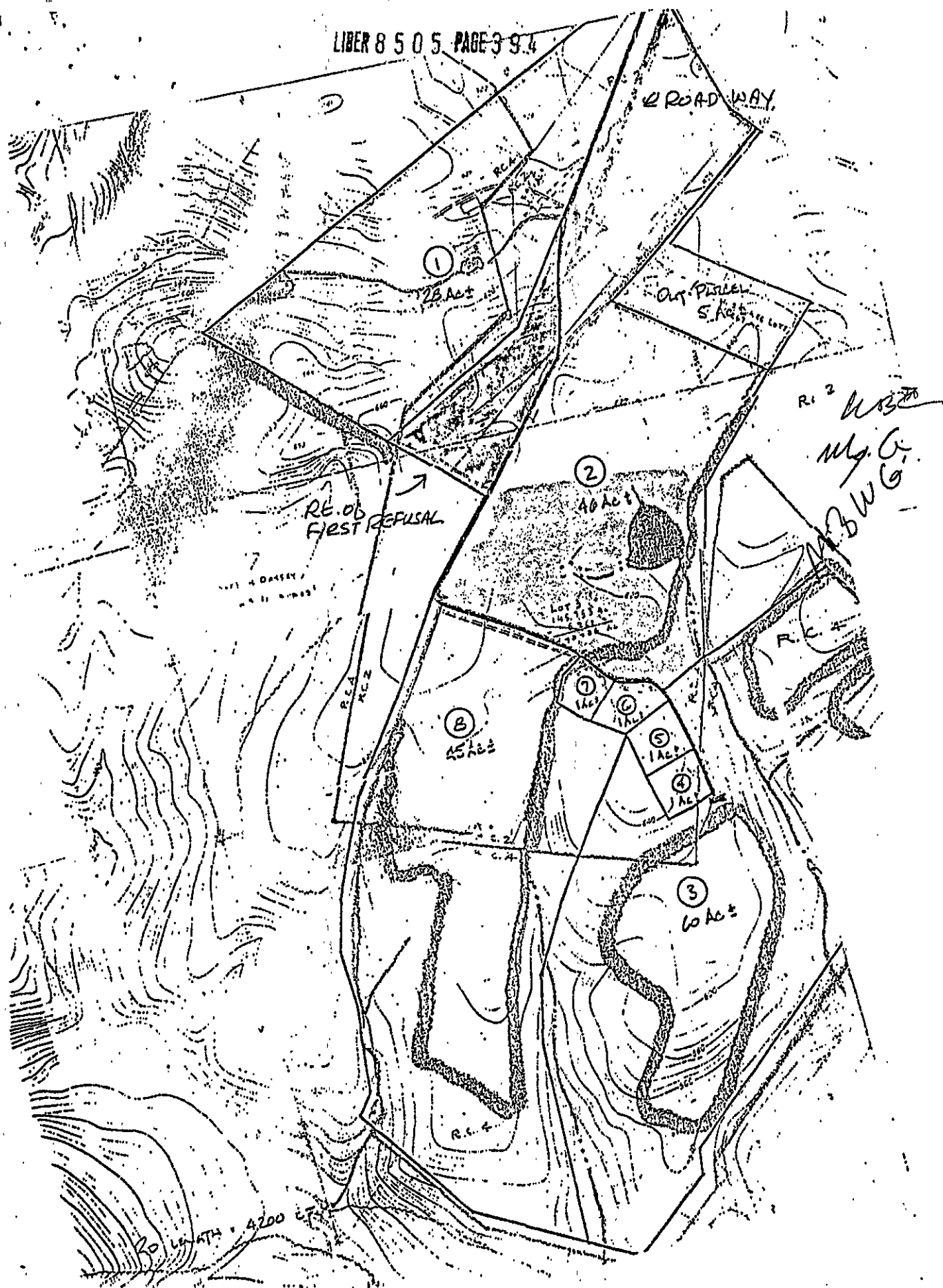
STATE OF MARYLAND
COUNTY OF ~~Baltimore~~ to wit,

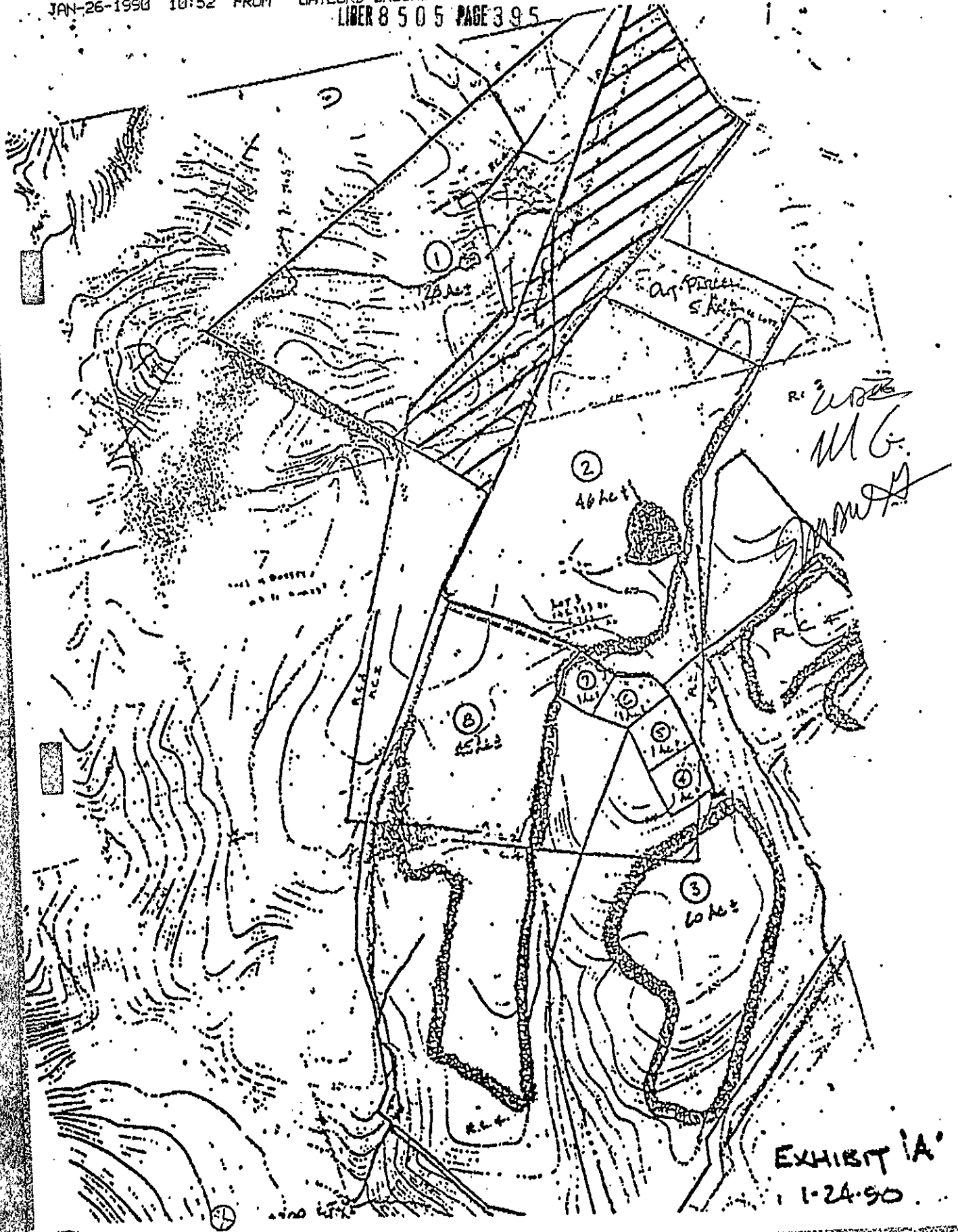
I HEREBY CERTIFY that on this 10th day of ^{APRIL} ~~January~~, 1990,
before me, the subscriber, a Notary Public of the State of
Maryland, in and for the County aforesaid, personally appeared
L. Myrton Gaines and made oath in due form of law that the
matters and facts set forth in the foregoing Agreement are
true and correct as therein stated, and acknowledged said
Agreement to be his act.

AS WITNESS my hand and Notarial Seal.

 (SEAL)
Notary Public


My Commission Expires: July 1, 1990





Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 7, 1995

Gerhold, Cross and Etzel
320 East Towsontown Boulevard, Ste. 100
Towson, Maryland 21286-5318

RE: Chilimindris Property
3329 and 3423 Black Road Rd.
DRC Number 06055K Dist. 5C3

Dear Sir:

On June 5, 1995, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a general exemption under Section 26-170 of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's Hearing, and the submittal of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Please note that a special hearing is required for the non-density transfer.

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,

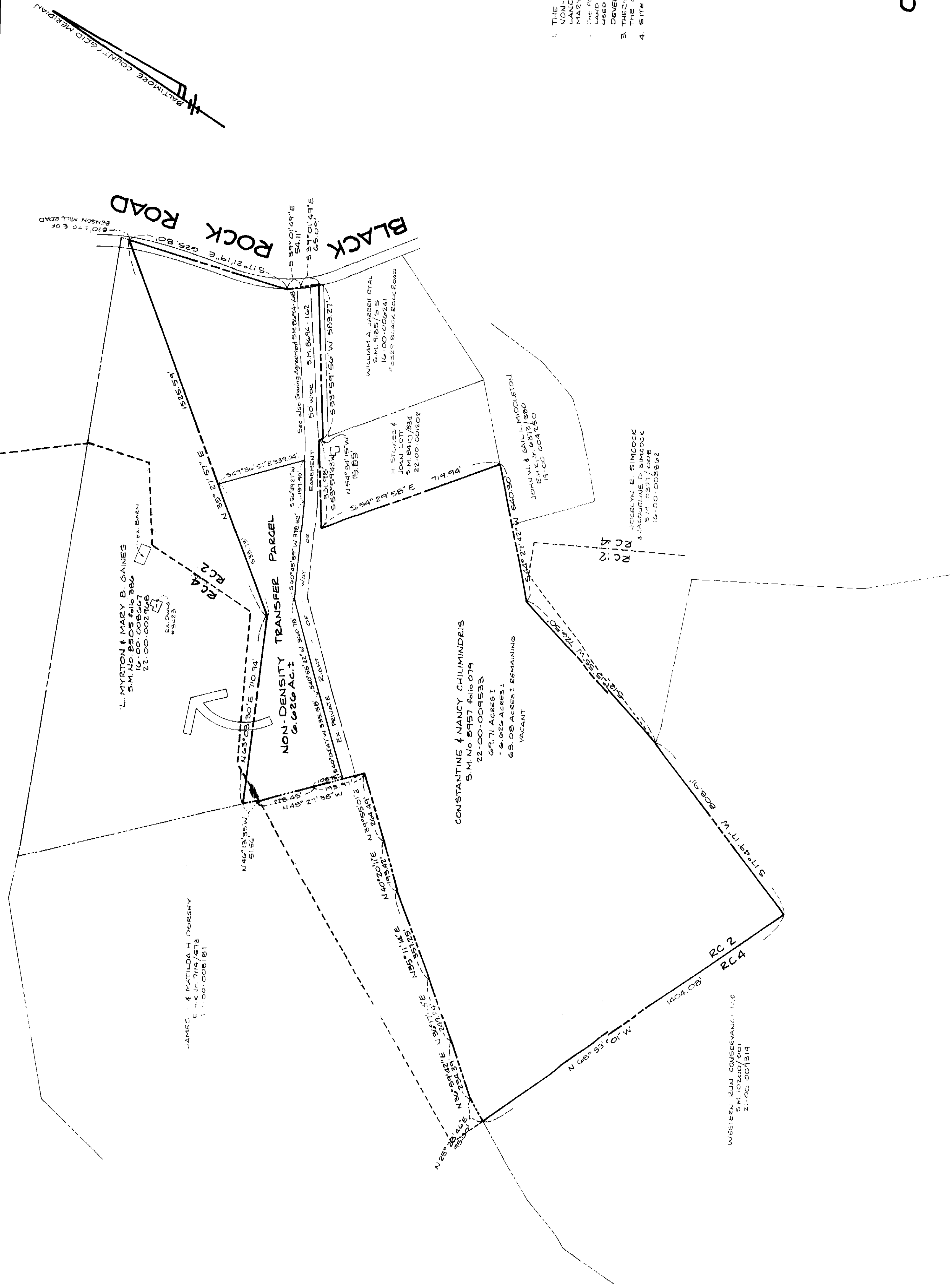
A handwritten signature in dark ink, appearing to read "Donald T. Rascoe".

DONALD T. RASCOE
Development Manager

DTR:KAK:few
c: Larry Pilson

DEVELOPER'S
EXHIBIT 2





NOTES

1. THE PETITION FOR SPECIAL LEASING TO APPROVE A NON-DENSITY TRANSFER OF A 0.624 AC. PARCEL OF LAND FROM CONSTANTINE & NANCY CHILIMINDRIS TO L. MYRTON & MARY B. GAINES, ADJACENT PARCELS.
2. THE PURPOSE OF THIS TRANSFER IS THE ADDITION OF AGRICULTURAL USE TO A RESIDENTIAL PARCEL AND TO PROVIDE FOR AGRICULTURAL USE FOR AGRICULTURAL PURPOSES AND TO PROVIDE FOR AGRICULTURAL DEVELOPMENT OF THE 0.624 AC. PARCEL OF LAND.
3. THERE ARE NO IMPROVEMENTS OR STRUCTURES ON THE PARCEL OF LAND.
4. SITE IS ZONED RC-2 & RC-4.

PLAT TO ACCOMPANY A
SPECIAL LEASING
PROPERTY OF
**CONSTANTINE & NANCY
CHILIMINDRIS**

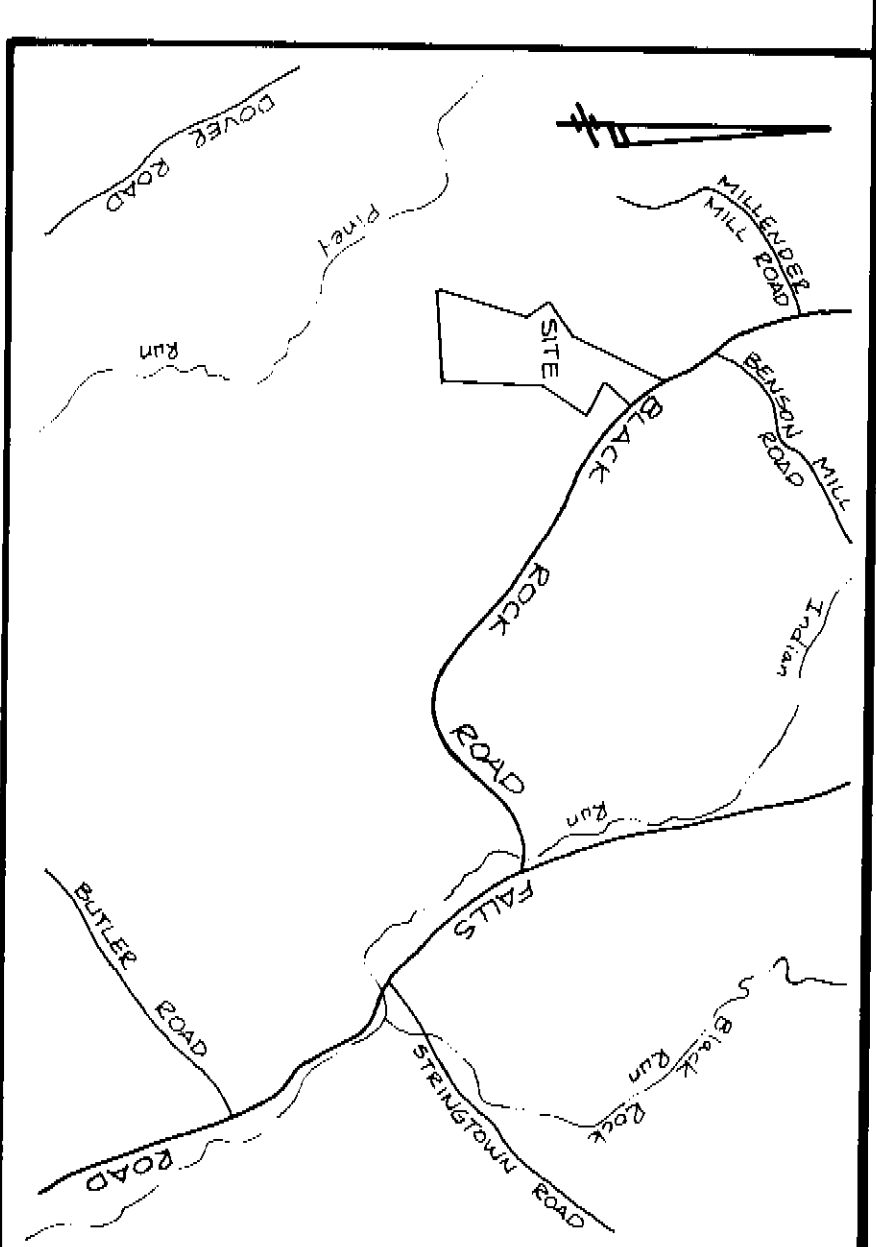
LOCATED IN
5TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

**PETITIONER'S
EXHIBIT**

SCALE: 1"=200' AUGUST 1, 1995

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 823-4470

OWNERS
CONSTANTINE & NANCY CHILIMINDRIS
1005 SHAWAN ROAD
COCHEYSVILLE, MARYLAND 21030
(410) 584-2751



BLACK ROCK ROAD

JAMES E. & MARCIA A. DORSEY
S.M. NO. 8974/878
22.00.000161

L. MYRTON & MARY B. GAINES
S.M. NO. 8908/410366
22.00.000490

NON-DENSITY TRANSFER PARCEL
0.626 AC.

CONSTANTINE & NANCY CHILIMINDRIS
S.M. NO. 8957/410179
22.00.004533

WESTERN SUN CONCRETE, LLC
S.M. NO. 8900/51
22.00.000314

JACQUELINE B. SINGOCK
S.M. NO. 8977/008
10.00.000602

JOHN W. & GAIL WILSON
S.M. NO. 8973/180
10.00.004180

WILLIAM A. JAMES REAL
S.M. NO. 8985/815
10.00.000261

H. SINGOCK &
JACQUELINE B. SINGOCK
S.M. NO. 8977/008
10.00.000602

- NOTES
1. THE PETITION FOR SPECIAL HEARING TO APPROVE A NON-DENSITY TRANSFER OF LAND FROM THE CHILIMINDRIS TO LAYTON & MARY B. GAINES, ADJACENT PROPERTY OWNERS.
 2. THE PURPOSE OF THIS TRANSFER IS THE ADOPTION OF AGRICULTURAL PURPOSES AND NOT FOR ANY OTHER PURPOSE.
 3. THE 0.626 AC. PARCEL OF LAND IS ZONED R-1.
 4. THE 0.626 AC. PARCEL OF LAND IS ZONED R-1.

96-72-SFH

PLAT TO ACCOMPANY A
SPECIAL HEARING
PROPERTY OF
CONSTANTINE & NANCY
CHILIMINDRIS

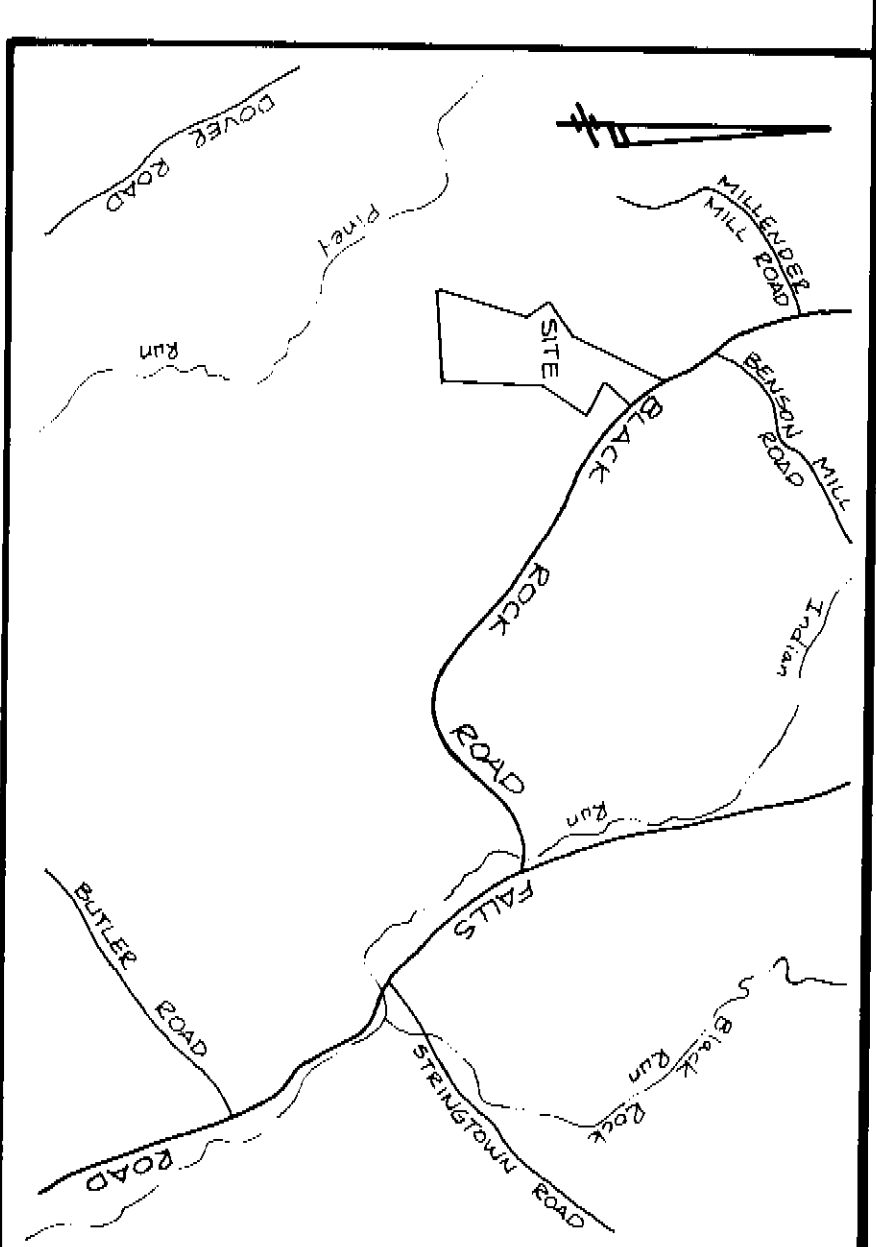
LOCATED IN
5TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200' AUGUST 1, 1995

OWNERS
CONSTANTINE & NANCY CHILIMINDRIS
1008 SHAWAN ROAD
COCKEYSVILLE, MARYLAND 21030
(410) 584-2751

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21206
(410) 823-4470





BLACK ROCK ROAD

JAMES E. & MARCIA A. DORSEY
S.M. NO. 8974/878
22.00.000161

L. MYRTON & MARY B. GAINES
S.M. NO. 8908/410366
22.00.000490

NON-DENSITY TRANSFER PARCEL
0.626 AC.

CONSTANTINE & NANCY CHILIMINDRIS
S.M. NO. 8957/410179
22.00.004533

WESTERN SUN CONCRETE, LLC
S.M. NO. 8900/51
22.00.000314

JACQUELINE B. SINGCOCK
S.M. NO. 8977/008
10.00.000602

JOHN W. & GAIL WILSON
S.M. NO. 8913/180
11.00.004180

WILLIAM A. JAMES REAL
S.M. NO. 8985/815
12.00.000261

H. SINGCOCK &
JANUARY
S.M. NO. 8907/884
22.00.000102

H. SINGCOCK &
JANUARY
S.M. NO. 8907/884
22.00.000102

H. SINGCOCK &
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JANUARY
S.M. NO. 8907/884
22.00.000102

H. SINGCOCK &
JANUARY
S.M. NO. 8907/884
22.00.000102

- NOTES
1. THE PETITION FOR SPECIAL HEARING TO APPROVE A NON-DENSITY TRANSFER PARCEL IS THE ADOPTION OF A PARCEL OF LAND FROM THE CHILIMINDRIS TO LAYTON & MARY B. GAINES, ADJACENT PROPERTY OWNERS.
 2. THE PURPOSE OF THIS TRANSFER IS THE ADOPTION OF A PARCEL OF LAND FROM THE CHILIMINDRIS TO LAYTON & MARY B. GAINES, ADJACENT PROPERTY OWNERS.
 3. THE PURPOSE OF THIS TRANSFER IS THE ADOPTION OF A PARCEL OF LAND FROM THE CHILIMINDRIS TO LAYTON & MARY B. GAINES, ADJACENT PROPERTY OWNERS.
 4. THE PURPOSE OF THIS TRANSFER IS THE ADOPTION OF A PARCEL OF LAND FROM THE CHILIMINDRIS TO LAYTON & MARY B. GAINES, ADJACENT PROPERTY OWNERS.

96-72-SFH

PLAT TO ACCOMPANY A
SPECIAL HEARING
PROPERTY OF
CONSTANTINE & NANCY
CHILIMINDRIS

LOCATED IN
5TH ELECTION DISTRICT
3RD CONGRESSIONAL DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

AUGUST 1, 1995

OWNERS
CONSTANTINE & NANCY CHILIMINDRIS
1008 SHAWAN ROAD
COCKEYSVILLE, MARYLAND 21030
(410) 584-2751

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
320 East Towson Boulevard
Suite 100
Towson, Maryland 21286
(410) 823-4470



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SW/S Black Rock Road, 870' SE *
of the c/l of Benson Mill Road * DEPUTY ZONING COMMISSIONER
(Between 3329 & 3423 Black Rock Road) *
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 96-72-SPH
Constantine & Nancy Chilimindris
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property located between 3329 and 3423 Black Rock Road in the vicinity of Piney Run in Reisterstown. The Petition was filed by the owners of the property, Constantine and Nancy Chilimindris. The Petitioners seek approval of a non-density transfer of 6.626 acres, more or less, zoned R.C. 2 and R.C. 4, for agricultural purposes, only. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Dr. Constantine Chilimindris, property owner, R. Bruce Doak, Professional Engineer, with Gerhold, Cross & Etzel, who prepared the site plan for this project. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 6.626 acres, more or less, split zoned R.C. 2 and R.C. 4, and is highlighted in blue on the site plan marked as Petitioner's Exhibit 1. This parcel is part of a larger tract of land comprised of 69.71 acres, more or less, located on the southwest side of Black Rock Road, approximately 870 feet southeast of Benson Mill Road. This larger tract of land is presently unimproved and is shown highlighted in yellow on the site

plan. Dr. Chilimindris is desirous of transferring 6.626 acres of his property to his adjacent neighbor, L. Myrton and Mary B. Gaines, for non-density purposes. Upon completion of this transfer, Dr. & Mrs. Chilimindris will own 63.08 acres.

Further testimony revealed that the subject transfer is for agricultural purposes, only, and will not result in any increase in density associated with Mr. & Mrs. Gaines' property.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be granted. It has been established that the 6.626 acres to be transferred are for agricultural purposes, only, and will not result in any increase in density. The relief requested meets the spirit and intent of the R.C.2 regulations and will not be detrimental to the public health, safety, and general welfare.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of October, 1995 that the Petition for Special Hearing seeking approval of a non-density transfer of 6.626 acres, more or less, zoned R.C. 2 and R.C. 4, for agricultural purposes, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



October 19, 1995

(410) 887-4386

Dr. & Mrs. Constantine Chilimindris
1003 Shawan Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
SW/S Black Rock Road, 870' SE of the c/l of Benson Mill Road
(Between 3329 & 3423 Black Rock Road)
5th Election District - 3rd Councilmanic District
Constantine & Nancy Chilimindris - Petitioners
Case No. 96-72-SPH

Dear Dr. & Mrs. Chilimindris:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bruce Doak, c/o Gerhold, Cross & Etzel
320 E. Townsontown Blvd., Suite 100, Towson, Md. 21286

People's Counsel

File

ORDER RECEIVED FOR FILING

Date 10/19/95

By [Signature]

ORDER RECEIVED FOR FILING

Date 10/19/95

By [Signature]

ORDER RECEIVED FOR FILING

Date 10/19/95

By [Signature]

- 2 -

- 3 -



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at Between #3329 & #3423 Black Rock Road
which is presently zoned RC 2 & RC 4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 600.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-density transfer of a 6.626 acre, more or less, parcel of land to be used for agricultural purposes. On June 5, 1995 the Development Review Committee granted a general exemption under Section 26-170 of the Baltimore County Development Regulations (DRC No. 06055K)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Leased:
(Type or Print Name)
Signature
Address
City State Zip

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zip

Legal Owner:
Constantine Chilimindris
(Type or Print Name)
Signature
Address
City State Zip

Nancy Chilimindris
(Type or Print Name)
Signature
Address
City State Zip
1003 Shawan Road 584-2731
Cockeysville MD 21030
Bruce E. Doak, Surveyor
Suite 100
320 E. Townsontown Blvd. 21286-823-4470

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 10m
The following date: Next Two Months
ALL OTHER DATE 8/11/95
RECEIVED BY: [Signature] DATE: 8/11/95

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors
SUITE 100
320 EAST TOWNSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318
410-823-4470
FAX 410-823-4473

EMERITUS
PAUL E. DOLLENBERG
FRED W. DOLLENBERG
CARL L. GERHOLD
PHILIP A. CROSS
OF COUNSEL
JONATHAN F. ETZEL
WILLIAM D. WARDEN

96-72-SPH

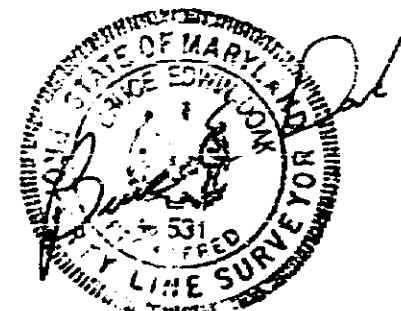
August 8, 1995

Zoning Description of 6.626 Acre, More or Less Non-Density Transfer Parcel of Land

Beginning at a point which is 870 feet, more or less, Southeasterly along the center of Black Rock Road from the center of Benson Mill Road and South 35 degrees 27 minutes 57 seconds West 987 feet from the center of Black Rock Road, thence running for the lines of the 6.626 Acre, more or less, parcel 1) South 49 degrees 36 minutes 51 seconds East 339.04 feet, 2) South 56 degrees 49 minutes 27 seconds West 157.90 feet, 3) South 60 degrees 45 minutes 39 seconds West 378.52 feet, 4) South 40 degrees 55 minutes 22 seconds West 360.78 feet, 5) South 40 degrees 44 minutes 47 seconds West 335.58 feet, 6) North 48 degrees 27 minutes 38 seconds West 337.40 feet, 7) North 46 degrees 13 minutes 35 seconds West 51.55 feet, 8) North 63 degrees 03 minutes 30 seconds East 710.98 feet and 9) North 35 degrees 27 minutes 57 seconds East 538.73 feet.

Containing 6.626 Acres, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

5th Special Hearing
Date of Posting 9/12/95
Property Between 3329 & 3423 Black Rock Rd
of S.W. 1st & 2nd Ave. from the large road
Date of Return 9/24/95

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/29 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/14 1995.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE 9/29/95 ACCOUNT 004860
AMOUNT \$ 125.00
RECEIVED FROM [Signature]
FOR 96-72-SPH
BALANCE 125.00
RECEIVED 125.00
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 68
Petitioner: Constantine & Nancy Chilimindris
Location: Between #3329 & 3423 Black Rock Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Constantine & Nancy Chilimindris
ADDRESS: 1003 Shawan Road
Cockeysville, Maryland 21030
PHONE NUMBER: (410) 584-2731

AJ:ggg (Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY
September 14, 1995 Issue - Jeffersonian

Please forward billing to:
Constantine and Nancy Chilimindris
1003 Shawan Road
Cockeysville MD 21030
584-2731

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-72-SPH (Item 68)
between 3329/3423 Black Rock Road
SW/S Black Rock Road, 870' SE of c/l Benson Mill Road
5th Election District - 3rd Councilmanic
Legal Owner: Constantine and Nancy Chilimindris
HEARING: MONDAY, OCTOBER 2, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density transfer of 6.626 acre, more or less, parcel of land to be used for agricultural purposes.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 7, 1995

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-72-SPH (Item 68)
between 3329/3423 Black Rock Road
SW/S Black Rock Road, 870' SE of c/l Benson Mill Road
5th Election District - 3rd Councilmanic
Legal Owner: Constantine and Nancy Chilimindris
HEARING: MONDAY, OCTOBER 2, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve a non-density transfer of 6.626 acre, more or less, parcel of land to be used for agricultural purposes.

Arnold Jablon
Arnold Jablon
Director

cc: Constantine and Nancy Chilimindris
Bruce E. Deak

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 28, 1995

Constantine Chilimindris
Nancy Chilimindris
1003 Shawan Road
Cockeysville, Maryland 21030

RE: Item No.: 68
Case No.: 96-72-SPH
Petitioner: C. Chilimindris, et ux

Dear Mr. and Mrs. Chilimindris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson* DATE: 8/30/95
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 8/28/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 65
66
67
68
72
74
78
79

LS:sp
LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: *Robert W. Bowling, P.E., Chief*
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 1, 1995
Zoning Administration and Development Management

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol V. Ward*

PK/JL

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, 74, 75, 77, 79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED
SEP 5 1995
ZADM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 066 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

LIBER 8505 PAGE 390

AGREEMENT

THIS AGREEMENT made this 10th day of April, 1990, by and between Chesapeake Equities Organization, Inc., hereinafter referred to as "Chesapeake" or "Seller" and L. Myrton Gaines, hereinafter referred to as "Gaines" or "Buyer".

WHEREAS, Chesapeake owns approximately 184 acres on the north or west side of Black Rock Road in the Fifth Election District of Baltimore County, and

WHEREAS, by Contract of Sale dated of even date herewith Gaines has agreed to purchase 28 acres more or less all as more clearly defined on a plat attached hereto and more fully identified as Lot 1, of Exhibit A and

WHEREAS, it was the condition precedent to the execution of this Agreement that the parties hereto execute the aforesaid Contract of Sale.

NOW, THEREFORE witnesseth in consideration of execution of this Agreement and other good and valuable considerations the receipt of which is hereby acknowledged the parties hereto agree as follows:

1. Chesapeake agrees the remaining parcel of land containing approximately 156 acres of land, more or less, as shown on the attached plat will not be subdivided into more than seven (7) other parcels, as more fully identified as Lots 2 through 8 of Exhibit A. Seller agrees to use its best efforts to obtain Baltimore County approval of Exhibit A. Buyer agrees to cooperate with Seller in this effort. Seller reserves the right to make reasonable adjustments in lot lines so long as the character of sub-division is not altered. In the event the above mentioned sub-division plan is not approved in a form similar to Exhibit A, Seller may elect to re-subdivide the property in accordance with Baltimore County Zoning and Subdivision Regulations. If it becomes necessary to re-subdivide the property as a result of the inability to have the subdivision shown as Exhibit A approved, Seller agrees to prohibit the construction of any residential dwellings in the cross-hatched area of Lot 2 as shown on Exhibit A unless otherwise agreed to by the owners of Lot 1. This restriction will survive closing and run with the land. The record plat and the covenants and restrictions for this property will reflect this Agreement. (This Exhibit A is similar to, but not identical to the plat attached to the Contract of Sale and identified as Addendum No. 1 to the aforesaid Contract of Sale.)

2. Parcel No. 2 containing 46 acres of land will be restricted to the placement of its residential building site on that portion of Lot No. 2 identified and colored in yellow on the attached Exhibit A.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LETTER OF INTENT
SIGNATURE: [Signature] DATE: 5/10/90

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GRANTING, CHASE & EISEL, LTD. 320 E. TOWSON BLVD. TOWSON, MD. 21206

Constantine P. Chilimindris, 1043 Shawnee Rd. Catonsville

SM LIBER 8505 PAGE 079

LIBER 8505 PAGE 079

THIS DEED, made this 28th day of October, 1991, by and between CHESAPEAKE EQUITY ORGANIZATION, INC., a Maryland corporation, "Grantor", and CONSTANTINE CHILIMINDRIS and NANCY CHILIMINDRIS, his wife, "Grantees".

WITNESSETH that in consideration of the sum of THREE HUNDRED SIXTY THOUSAND DOLLARS (\$360,000.00), receipt of which is hereby acknowledged, the said Grantor does grant and convey to the said Grantees, as tenants by the entireties, their assigns, the survivor of them, the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

SEE "SCHEDULE A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantees, their assigns, the survivor of them, the survivor's personal representatives and assigns, forever in fee simple.

GRANTOR COVENANTS AND AGREES to provide Grantees, their personal representatives and assigns, with a road with a minimum eight inch stone base, and a maximum width of fourteen feet to be located along the Right of Way described in a Deed of Easement between Grantor and James Henderson Dorsey and wife, dated April 9, 1990 and recorded in Liber SM No. 8694, folio 162, etc. which road shall be provided within one year from the date of this Deed. Grantees shall have reasonable approval of driveway placement prior to installation of the road.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
K 10-30-91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
K 10-30-91

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 7, 1995

Gerhold, Cross and Etzel
320 East Towsontown Boulevard, Ste. 100
Towson, Maryland 21286-5318

RE: Chilimindris Property
3329 and 3423 Black Road Rd.
DRC Number 06055K Dist. 5C3

Dear Sir:

On June 5, 1995, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a general exemption under Section 26-170 of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's Hearing, and the submittal of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Please note that a special hearing is required for the non-density transfer.

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,
Donald T. Rascoe
DONALD T. RASCOE
Development Manager

DTR:KAK:rw
cc: Larry Pilson

LIBER 8505 PAGE 079

Printed with Soy-based Ink
on Recycled Paper

CHESAPEAKE EQUITY ORGANIZATION, INC.
(Corporation Form)
App. H- 114401

This Deed, Made this 10th day of APRIL, in the year one thousand nine hundred and ninety one, by and between CHESAPEAKE EQUITIES ORGANIZATION, INC.

a body corporate of the State of Maryland party, of the first part, Grantor, and L. MYRTON GAINES and MARY B. GAINES his wife party of the second

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS \$725,000.00.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto

Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs personal representatives and assigns, in fee simple.

situate in BALTIMORE COUNTY
in the State of Maryland, and described as follows, that is to say:

(See Exhibit A Attached)

L. Myrton Gaines and Mary B. Gaines, his wife, Grantees in the within Deed hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by them.

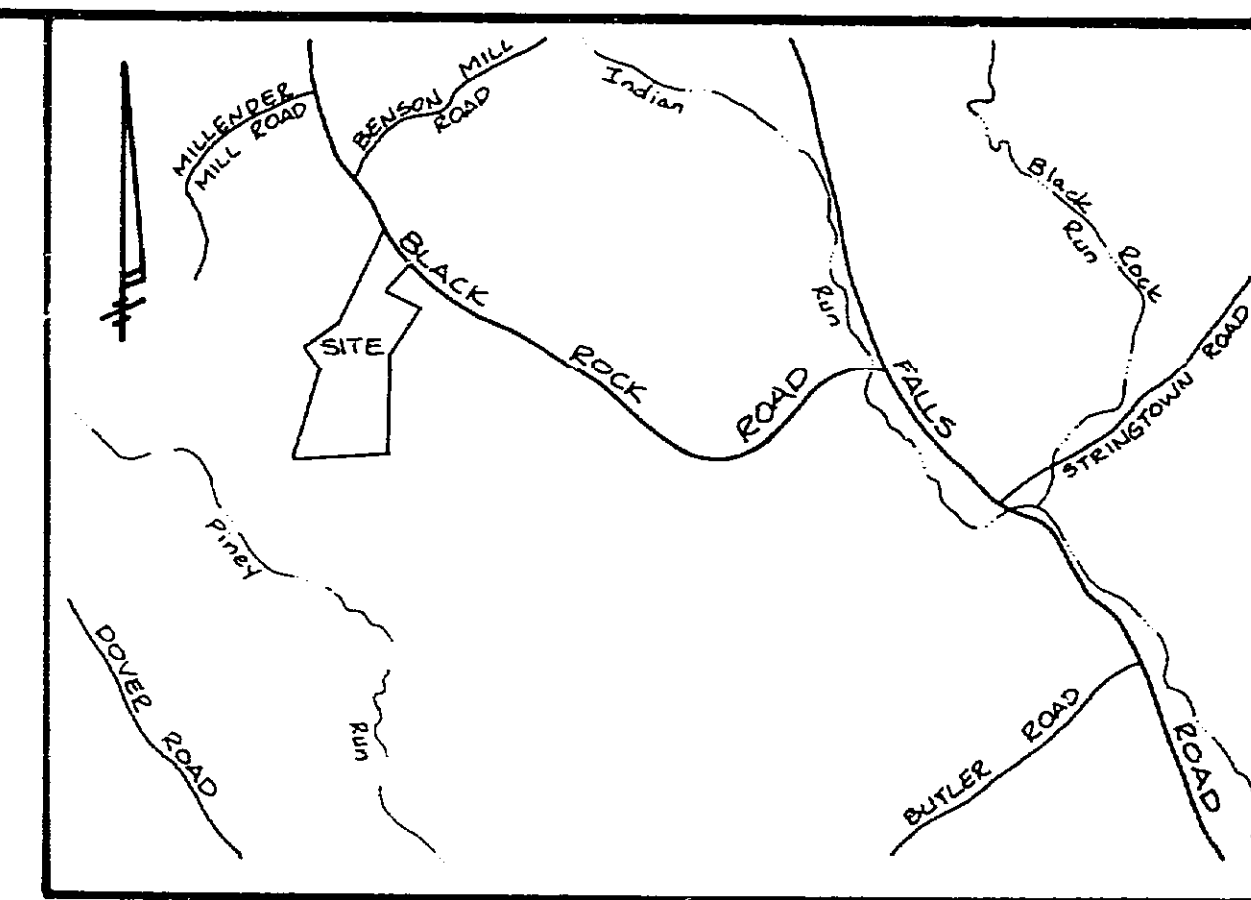
L. Myrton Gaines
Mary B. Gaines

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LETTER OF INTENT
SIGNATURE: [Signature] DATE: 5/10/90

C RTX 19.00
C TX 3475.00
C RKS 3425.00
DEED
ST CLERK 7119.00
47530 0001 102 110-2
05/13/95

PETITIONER'S
EXHIBIT 33

B 8215511000000000 0188A



VICINITY MAP

1" = 3000'

NOTES

1. THE PETITION FOR SPECIAL HEARING TO APPROVE A NON-DENSITY TRANSFER OF A 0.626 AC. PARCEL OF LAND FROM THE CHULIMINDROISES TO L. MYRTON & MARY B. GAINES, ADJACENT PROPERTY OWNERS.
2. THE PURPOSE OF THIS TRANSFER IS THE ADDITION OF AGRICULTURAL LAND TO A PARCEL OF LAND WHICH IS ALSO CURRENTLY BEING USED FOR AGRICULTURE AND TO ALLOW FOR A FUTURE DEVELOPMENT OF THE 0.626 AC. PARCEL OF LAND.
3. THERE ARE NO IMPROVEMENTS OR STRUCTURES ON THE 0.626 AC. PARCEL OF LAND.
4. SITE IS ZONED R-2 & R-4

96-72-SPT

PLAT TO ACCOMPANY A
SPECIAL HEARING
PROPERTY OF
**CONSTANTINE & NANCY
CHILIMINDRIS**
LOCATED IN
5TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

68

SCALE: 1"=200'

AUGUST 7, 1945

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

OWNERS
CONSTANTINE & NANCY CHILMINDIS
1003 SHAWAN ROAD
COCKEYSVILLE, MARYLAND 21030
(410) 584-2731

OWNERS
CONSTANTINE & NANCY CHILMINDIS
1003 SHAWAN ROAD
COCKEYSVILLE, MARYLAND 21030
(410) 584-2731

